| 122.0 | 0003 | 0008.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,117,400 / 1,117,400 |
| | | | | | USE VALUE: | 1,117,400 / 1,117,400 |
| | | | | | ASSESSED: | 1,117,400 / 1,117,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 15 | | DEVEREAUX ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BUSH ANDREW H |
| Owner 2: | FAAS RUTH M |
| Owner 3: | |
| Street 1: | 15 DEVEREAUX ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1896, having primarily Wood Shingle Exterior and 2968 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7495.000 | 537,000 | | 580,400 | 1,117,400 |
| Total Card | 0.172 | 537,000 | | 580,400 | 1,117,400 |
| Total Parcel | 0.172 | 537,000 | | 580,400 | 1,117,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.48 /Parcel: 376.48

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 78720
GIS Ref:
GIS Ref:
Insp Date: 04/21/18

!9509!

## PREVIOUS ASSESSMENT

Parcel ID: 122.0-0003-0008.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 537,000 | 0 | 7,495. | 580,400 | 1,117,400 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 521,000 | 0 | 7,495. | 580,400 | 1,101,400 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 521,000 | 0 | 7,495. | 580,400 | 1,101,400 | 1,101,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 385,500 | 0 | 7,495. | 612,600 | 998,100 | 998,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 385,500 | 0 | 7,495. | 451,400 | 836,900 | 836,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 385,500 | 0 | 7,495. | 432,000 | 817,500 | 817,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 385,500 | 0 | 7,495. | 399,800 | 785,300 | 785,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 364,000 | 0 | 7,495. | 335,300 | 699,300 | 699,300 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 09:10:40 |

## LAST REV

| Date | Time |
|---|---|
| 05/15/18 | 11:04:28 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 9509

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HAGLUND RUSSELL | 28312-242 | | 3/17/1998 | | 370,000 | No | No | Y | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 78720 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/25/2013 | 602 | Solar Pa | 42,393 | C | | | | |
| 3/9/2006 | 159 | Manual | | | | G8 | GR FY08 | remove in-ground p |
| 2/8/2006 | 86 | Addition | 277,483 | | | G7 | GR FY07 | NEW KIT FAMRM BDRM |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/21/2018 | Meas/Inspect | KB | Kevin B |
| 6/17/2013 | Info Fm Prmt | EMK | Ellen K |
| 1/8/2009 | Meas/Inspect | 189 | PATRIOT |
| 10/11/2006 | Permit Visit | BR | B Rossignol |
| 10/29/1999 | Meas/Inspect | 263 | PATRIOT |
| 9/2/1992 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7495 | | Sq. Ft. | Site | | 0 | 90. | 0.86 | 10 | | | | | | | | | 580,363 | | | | | | 580,400 | |

| Total AC/HA: | 0.17206 | Total SF/SM: | 7495 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 580,363 | Spl Credit | | Total: | 580,400 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 2 - Clapboard | 30 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1896 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | Yes | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | 1 | Rating: | Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.00377357 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 135.496 |
| Other Features: | 111771 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 659748 |
| Depreciation: | 122713 |
| Depreciated Total: | 537035 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 9 | BRs: | 4 | Baths: | 1 | HB | 1 | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

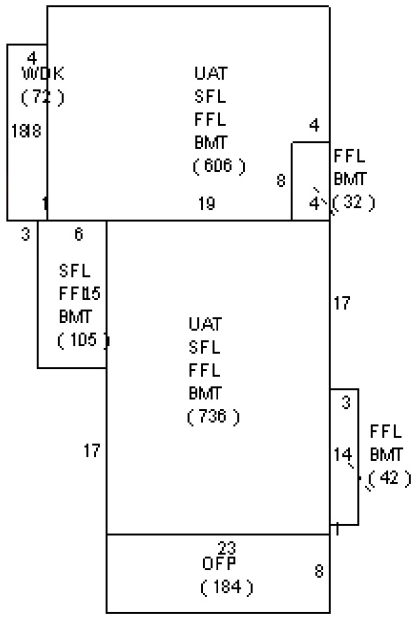
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 4 | |
| Totals | | | |
| 1 | 9 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 149.05 |
| Special Features: | 0 | Val/Su Net: | 105.69 |
| Final Total: | 537000 | Val/Su SzAd | 180.93 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,521 | 40.650 | 61,827 |
| FFL | First Floor | 1,521 | 135.500 | 206,089 |
| SFL | Second Floor | 1,447 | 135.500 | 196,063 |
| UAT | Upper Attic | 336 | 54.200 | 18,184 |
| OFP | Open Porch | 184 | 25.460 | 4,686 |
| WDK | Deck | 72 | 16.000 | 1,152 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 5,081 | | | Total: | 488,001 |
| Size Ad | 2968 | Gross Area | 6087 | FinArea | 2968 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

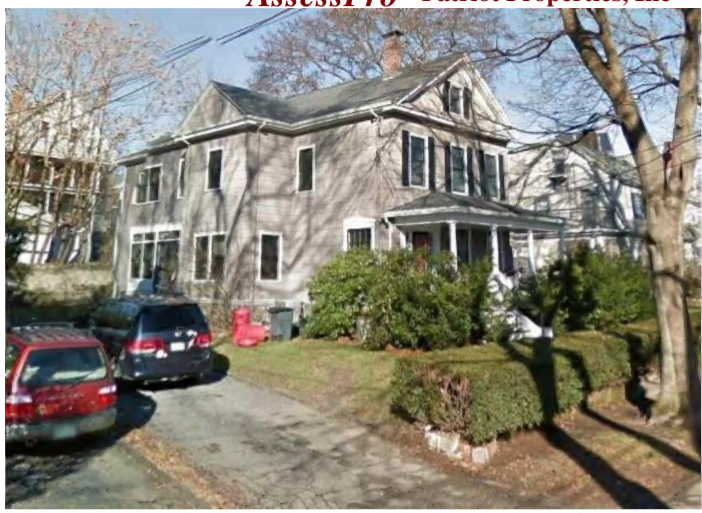
## SPEC FEATURES/YARD ITEMS

## PARCEL ID

122.0-0003-0008.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc